

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: H.R. REALTY & INVESTMENTS, INC.

This Department has no objections to this application subject to the following:

One-way drives shall have a minimum width of 15 feet for fire truck access.

Entrance features are not reviewed under this application and must be filed separately. Gates must be removed.

The property owner must build the bridge along SW 102 Ave. for the canal cross over.

A Special Taxing District is to be established for maintenance of common areas and lake.

Lake slopes and typical sections for lakes are not reviewed under this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 151 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9896	SW 216 St. e/o HEFT	B	B
9594	Old Cutler Rd. sw/o Franjo Rd.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

03-NOV-04